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COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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December 19, 2006

IN REPLY PLEASE

REFER TO FILE: **PM-1**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**COUNTY DATA CENTER PROJECT
APPROVE REVISED PROJECT BUDGET
AWARD SUPPLEMENTAL AGREEMENTS
SPECS. 5499; C.P. 77416
SUPERVISORIAL DISTRICT 4
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT
YOUR BOARD:**

1. Approve the expansion in the scope of the County Data Center project to incorporate the reuse of the existing power building on the Rancho Los Amigos south campus and a \$68,600,000 revised project budget as detailed in Enclosure A.
2. Award and authorize the Director of Public Works to execute Supplemental Agreement 2 to Agreement PW 12832 with Gensler to provide additional architect/engineer design services for the County Data Center project for a \$1,278,310 not-to-exceed fee to be financed by Capital Project (C.P.) 77416, Fiscal Year 2006-07 budget and to establish the effective date following Board approval.

3. Award and authorize the Director of Public Works to execute Supplemental Agreement 2 to Agreement PW 12851 with Simplus/JGM to provide additional peer review, equipment commissioning, and certification services for the County Data Center project for a \$72,425 not-to-exceed fee to be financed by C.P. 77416, Fiscal Year 2006-07 budget, and to establish the effective date following Board approval.
4. Authorize the Chief Administrative Officer to register the County Data Center project with the United States Green Building Council (USGBC) for certification, at a Silver level, under the Leadership in Energy and Environmental Design (LEED) program, and direct the Director of Public Works to deliver the project in a manner that ensures such certification.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approving the recommended actions will expand the scope of the County Data Center project to incorporate the adaptive reuse of the existing and historic power building on the Rancho Los Amigos south campus as the emergency power source for the County Data Center. Your approval will also authorize the Chief Administrative Office (CAO) to register the project with the USGBC for certification at a Silver level, under the LEED program.

The proposed County Data Center is located on a 10-acre site on the Rancho Los Amigos south campus in the City of Downey. The proposed facility will house critical data systems that are currently located in the existing County Data Center as well as data systems for the Public Library, Public Social Services, Probation, Assessor, Public Works, Registrar-Recorder/County Clerk, and Treasurer and Tax Collector.

Reuse of Existing Power Building

Due to the essential nature of the proposed County Data Center's function, the provision of adequate emergency and redundant power sources is paramount. The project's design team determined that the rehabilitation and reuse of the existing power plant building on the Rancho Los Amigos south campus is the most cost-effective option to meet the County Data Center power demands.

The initial project program assumed that emergency power would be provided from the central plant on Rancho Los Amigos north campus through a tunnel beneath Imperial Highway. Studies performed during design development determined this was not feasible.

In order to meet the emergency and redundant power requirements of the project, the design team reviewed the incorporation of a power plant in the footprint of the new County Data Center and reuse of the existing and currently vacant power building that is adjacent to the new County Data Center site on the south campus as potential alternatives. This review concluded that reuse of the existing power plant building would allow the design team to reduce the square footage of the County Data Center and also provide a source of power for up to 500,000 square feet of additional building space on the south campus. As such, reuse of the existing south campus power building was determined to be the most cost-effective alternative.

The existing power building is adjacent to the project site and has been vacant since 1996, when the Rancho Los Amigos National Rehabilitation Center consolidated its operations on the north campus. The 23,000-square-foot brick and concrete building was built between 1909 and 1926. Based upon its age and early 20th century industrial design as well as a 1995 determination of eligibility, the State Historic Preservation Office placed the building on California Register of Historic Resources and National Register of Historic Places in 2005.

The rehabilitation and adaptive reuse of the power building will entail structural enhancements, replacement of the roof, and refurbishment of interior and exterior finishes, including reanchoring and repointing the exterior brick façade, installation of conduit and utility connections, and repainting. Given the building's historic status, the rehabilitation will comply with the Secretary of the Interior's Standards for Historic Buildings.

The rehabilitated building will house generators to support the County Data Center's operations and provide space for additional generators that can support future buildings on the south campus. Emergency generator support for the County Data Center will only require 43 percent of the power building's space. For cost efficiency, however, we are recommending refurbishment of the entire building through a single activity rather than in phases.

Leadership in Energy and Environmental Design

The design of the County Data Center is predicated on the need to provide an essential facility that will remain operational during and after a severe seismic event while incorporating sustainable design features that will significantly reduce heat and waste emissions and minimize energy requirements.

To meet these objectives, the project design team developed a design solution that is highlighted by a half-buried primary structure. The bermed, half-buried structure eliminates the need for base-isolation, moderates interior building temperatures by providing a building envelope with a constant temperature, and reduces stormwater runoff by maximizing exterior landscaping. The above-ground portion of the building will provide office space for staff and is being designed to maximize the use of natural light, which further reduces energy consumption. As a result of these and other design features, it is anticipated that energy and water use will be reduced by 30 percent and 20 percent, respectively.

Such efficiencies qualify the County Data Center project for certification under the USGBC LEED program. LEED certification is a designation proffered by the USGBC to recognize projects that incorporate Green Building concepts, optimize energy and water use, enhance the overall sustainability of the project site, improve indoor environmental quality, and maximize the use and reuse of sustainable and local resources.

Approval of the recommended actions will authorize the CAO and Public Works to register the County Data Center with the USGBC for certification at a Silver level under the LEED program, and direct Public Works to meet the project delivery requirements associated with such certification.

Recommendations regarding a Sustainable Design Program for the County, which includes a Green Building Component, are presented in a separate item on today's agenda.

Recommended Supplemental Agreements

On December 14, 2004, your Board approved the preliminary \$60,000,000 project budget, and authorized the execution of a Design Services Agreement with Gensler for a \$4,564,500 not-to-exceed fee. These services include all architectural, structural, mechanical, electrical, control systems, security, landscape design, and options for the site location of the project.

Gensler proposed additional fees of \$1,278,310 to cover the cost of design and construction administration services to incorporate the rehabilitation of the existing Power Building according to the Secretary of Interior's Standards and LEED certification as part of the County Data Center project. Due to their work to date, knowledge of the site, preparing the Power Building feasibility study, the essential need to construct emergency power sources in the County Data Center project, and to avoid schedule delays for other procurement processes, we are recommending awarding the Supplemental Agreement to Gensler. The recommended actions also provide beneficial options for future County Capital Projects development on the south campus.

Your Board also authorized the execution of a project/construction management services Agreement with Simplus/JGM for an \$841,600 not-to-exceed fee. Due to the technical equipment complexity and system redundancy needed for the County Data Center, Simplus/JGM was retained to provide peer review during the planning process, technical assistance during construction, and extensive commissioning of the building systems prior to occupancy. The recommended supplemental services include additional certification documentation needed to obtain a LEED Silver certificate. The consultant proposed additional fees of \$72,425 to cover the cost of equipment commissioning and LEED Silver certification for the project, which is reasonable for the anticipated services.

Following completion of the construction documents, jurisdictional approvals, and an environmental assessment/environmental impact report, we plan to return to your Board to adopt plans and specifications and advertise for bids to construct the project.

Implementation of Strategic Plan Goals

The recommended actions are consistent with the County Strategic Plan Goal of Organizational Effectiveness as the proposed County Data Center will relocate numerous County data processing and storage facilities into one state-of-the-art facility intended to assure operation after seismic events, allowing the County to provide coordinated services during public emergencies, increase operational efficiency, and reduce costs. These actions are also consistent with the County Strategic Plan Goal of Fiscal Responsibility as the project is a cost-effective investment in public infrastructure and preservation of our historic resources.

FISCAL IMPACT/FINANCING

Refurbishment of the existing Power Building on the Rancho Los Amigos south campus is estimated to cost \$14,949,190. Of this cost, \$6,349,190 is attributable to support for the County Data Center project and is funded within the project's \$60,000,000 budget.

The remaining \$8,600,000 in cost to complete refurbishment of the power building was not contemplated as part of the project budget. On September 26, 2006, as part of the Final Supplemental Budget Resolution for Fiscal Year 2006-07, your Board approved the appropriation of an additional \$8,600,000 to the project budget (C.P. 77416) to fund the balance of the refurbishment work and increase the County Data Center project budget to \$68,600,000.

The recommended Supplemental Agreement with Gensler is for a \$1,278,310 not-to-exceed fee, and the recommended Supplemental Agreement with Simplus/JGM is for a \$72,425 not-to-exceed fee. The cost to incorporate sustainable, green building technologies into the County Data Center project design and to attain LEED certification is estimated at \$2,009,325.

The total estimated project cost, including plans and specifications, peer review, plan check, construction, Change Orders, consultant fees, miscellaneous expenditures, and County services, is \$68,600,000. Sufficient funds are available in C.P. 77416 to fund the project.

The Project Schedule and Budget Summary are included in the enclosure.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Standard Supplemental Agreements, in the form previously approved by County Counsel, will be used. The existing Consultant Services Agreement with Gensler and Simplus/JGM include the standard Board-directed clauses that provide for termination of services, renegotiation, hiring qualified displaced County employees, GAIN/GROW, Safely Surrendered Baby Law, Contractor Employee Jury Service, and Child Support Compliance Programs.

ENVIRONMENTAL DOCUMENTATION

Approving the recommended actions will have no environmental impact. The appropriate environmental documentation will be completed prior to returning to your Board to request authorization to construct the project.

CONTRACTING PROCESS

On December 4, 2004, your Board authorized Agreements PW 12832 with Gensler to provide design services for the County Data Center project for a \$4,564,500 not-to-exceed fee and Agreement PW 12851 with Simplus/JGM to provide project/construction management services for an \$841,600 not-to-exceed fee. Supplemental Agreement 1 with Gensler reallocated \$74,450 from optional performance based design that was no longer needed to provide a feasibility study to incorporate the existing Power Building into the County Data Center project. Supplemental Agreement 1 with Simplus/JGM reallocates \$72,425 from additional services to incorporate equipment commissioning and LEED Silver certification.

Gensler agreed to perform the services for a \$1,278,310 not-to-exceed fee. Simplus/JGM agreed to perform the services for a \$72,425 not-to-exceed fee. The negotiated fees have been reviewed by Public Works and are considered reasonable for the scopes of work.

Gensler's (29 percent) and Simplus/JGM's (20 percent) Community Business Enterprises data and three-year contracting history are on file with Public Works.

Public Works has evaluated and determined that the (Living Wage Program) County Code Chapter 2.201 does not apply to the recommended Agreements as they are for non-Proposition A services.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects during the performance of the recommended services.

The Honorable Board of Supervisors
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CONCLUSION

Please return one adopted copy of this letter to the CAO (Capital Projects Division) and Public Works.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

JK:vmg

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Enc.

cc: Auditor-Controller
County Counsel
Internal Services Department
Office of Affirmative Action Compliance
Department of Public Social Services (GAIN/GROW Program)

December 19, 2006

ENCLOSURE

**COUNTY DATA CENTER PROJECT
APPROVE REVISED PROJECT BUDGET
AWARD SUPPLEMENTAL AGREEMENT
SPECS. 5499; C.P. 77416**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date
Project Program	07/14/03*	07/14/03*
Design		
Contract Execution	01/18/05*	01/18/05*
Construction Document Submittal	06/22/06	08/01/07
Jurisdictional Approval	10/26/06	12/18/07
Construction Bid and Award	04/03/07	05/20/08
Construction		
Substantial Completion	11/03/08	08/30/10
Start move in	01/05/09	11/01/10
Acceptance	09/28/09	05/16/11

* Indicates completed activity

II. PROJECT BUDGET SUMMARY

Budget Category	Current Project Budget	Impact of this Action	Revised Project Budget
Land Acquisition	N/A	N/A	N/A
Construction			
(a) Construction	\$ 35,760,000	\$ 13,138,577	\$ 48,898,577
(b) Change Orders	<u>3,576,000</u>	<u>1,810,613</u>	<u>5,386,613</u>
Subtotal	\$ 39,336,000	\$ 14,949,190	\$ 54,285,190
Equipment	\$ 8,650,000	\$ (7,694,000)	\$ 956,000
Plans and Specifications	\$ 4,564,500	\$ 1,278,310	\$ 5,842,810
Consultant Services	\$ 1,330,000	\$ 340,000	\$ 1,670,000
Miscellaneous Expenditures	\$ 101,000	\$ 45,000	\$ 146,000
Jurisdictional Reviews and Plan Check	\$ 142,000	\$ 57,000	\$ 199,000
County Services	\$ 3,163,000	\$ 1,238,000	\$ 4,401,000
Prior Expenditures	\$ 1,100,000	-0-	\$ 1,100,000
LEED Contingency	\$ 1,613,500	\$ (1,613,500)	-0-
TOTAL	\$ 60,000,000	\$ 8,600,000	\$ 68,600,000